

IN RE: PETITION FOR ZONING VARIANCE
N/S Hazelwood Avenue, 48' W of
the c/l of Wintergreen Road
(6430 Hazelwood Avenue)
14th Election District
5th Councilmanic District
Theodore J. Dupack, Jr., et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-314-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 27 feet in lieu of the minimum required 32.5 feet and a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed single family dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. Appearing as an interested party was Frank Bruno. There were no Protestants at the hearing.

Testimony indicated that the subject property, known as 6430 Hazelwood Avenue, consists of .638 acres zoned D.R. 5.5 and is currently unimproved. Petitioners are desirous of constructing a single family dwelling on the subject site as indicated on Petitioner's Exhibit 1. Testimony indicated that the subject property is triangular in shape and contains utility easements on both its north and south sides. Due to the topography of the land and the location of the utility easements thereon, the relief requested is necessary in order to develop the property with a single family residence. Petitioners testified they would suffer an undue hardship and practical difficulty if strict compliance with setback requirements were required.

Frank Bruno testified that he resides at 6407 Hazelwood Avenue, west of the subject site. Mr. Bruno testified that he did not want the

property to be developed commercially and indicated he fully supports the construction of a single family home on the subject site.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 240 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of April, 1991 that the Petition for Zoning Variance to permit a front yard setback of 27 feet in lieu of the minimum required 32.5 feet and a rear yard setback of 17 feet in lieu of the required 30 feet for a proposed single family dwelling, in accordance with

Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall not allow or cause the proposed dwelling or any part thereof to be converted to a second dwelling unit and/or apartments.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 15, 1991

Mr. & Mrs. Theodore J. Dupack, Jr.
1011 Foxcroft Lane
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
N/S Hazelwood Avenue, 48' W of the c/l of Wintergreen Road
(6430 Hazelwood Avenue)
14th Election District - 5th Councilmanic District
Theodore J. Dupack, Jr., et ux - Petitioners
Case No. 91-314-A

Dear Mr. & Mrs. Dupack:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Frank Bruno
6407 Hazelwood Avenue, Baltimore, Md. 21237

Mr. Robert W. Nagle
6513 Hazelwood Avenue, Baltimore, Md. 21237

People's Counsel

File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1., 303.1 To allow a front yard setback of 27 ft. and a rear yard setback of 17 ft. in lieu of the minimum required 32.5 ft. front yard average and 30 ft., respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
IRREGULAR TRIANGULAR SHAPE OF SITE, REQUIRED SETBACKS, AND EXTENSIVE EASEMENTS PRESENT A PRACTICAL DIFFICULTY OF FURTHER BUILDABLE AREA ON THE SITE TO ACCOMMODATE A RESIDENCE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23 day

of April, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25 day of March, 1991, at 2:30 o'clock

ESTIMATED LENGTH OF HEARING - 1/2 HR.
PAYMENTS FOR HEARING
MOR./TUE./WED. - MUST TWO MONTHS
ALL OTHER
REVIEWED BY: DATE 4-4-91

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE
BEGINNING AT A POINT ON THE NORTH SIDE OF HAZELWOOD AVENUE WHICH IS 60' WIDE AT THE DISTANCE OF 48' WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET WINTERGREEN PLACE WHICH IS 80' WIDE. AS RECORDED IN DEED LIBER 7137, FOLIO 243 WITH METES AND BOUNDS AS FOLLOWS:
S 01°46'50"E 24.91', SC49°23'00"E 406.21', N 00°32'33"W 113.49', N 79°35'50"W 212.61', R=470.00' Chd N82°32'20"W 46.24' TO THE PLACE OF BEGINNING, CONTAINING .638± ACRES, ALSO KNOWN AS 6430 HAZELWOOD AVENUE BALTIMORE, MARYLAND 21237 AND LOCATED IN THE #14 ELECTION DISTRICT.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Posted for: 14th
Petitioner: Theodore J. Dupack, Jr.
Location of property: N/S Hazelwood Ave., 48' W of Wintergreen Rd.
Location of Sign: 6430 Hazelwood Ave.
Remarks: To allow a front yard setback of 27 feet and a rear yard setback of 17 feet in lieu of the minimum required 32.5 feet front yard average and 30 feet, respectively.
Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3-8-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-7-1991

THE JEFFERSONIAN.

Le Olson
Publisher

\$ 70.76

CERTIFICATE OF PUBLICATION

3-8-1991

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-7-1991

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Olson
Publisher

\$ 70.76



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number

Date: 1-4-91

MRS. Geneil M. Dupack


\$ 35.00 filing fee

Resident's Variance for 6430 Hazelwood Ave.

\$ 35.00

Please Make Checks Payable To: Baltimore County
2404N005AHICHC
3010105AH01-04-91

\$35.00

		Baltimore County Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204		receipt	
Date		Account Number		R-001-6150	
City		State		91-314	
Zip		Amount		\$ 13.75	
Name		Amount		\$ 13.75	
Address		Amount		\$ 13.75	
City		Amount		\$ 13.75	
State		Amount		\$ 13.75	
Zip		Amount		\$ 13.75	
Name		Amount		\$ 13.75	
Address		Amount		\$ 13.75	
City		Amount		\$ 13.75	
State		Amount		\$ 13.75	
Zip		Amount		\$ 13.75	
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State		Amount		\$ 13.75	
Zip		Amount		\$ 13.75	
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Address		Amount		\$ 13.75	
City		Amount		\$ 13.75	
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City		Amount		\$ 13.75	
State		Amount		\$ 13.75	
Zip		Amount		\$ 13.75	
Name		Amount		\$ 13.75	
Address		Amount		\$ 13.75	
City		Amount		\$ 13.75	
State		Amount		\$ 13.75	
Zip		Amount		\$ 13.75	
Name		Amount		\$ 13.75	
Address		Amount		\$ 13.75	
City		Amount		\$ 13.75	
State		Amount			

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

8847-3353

DATE: 3/2/91

Mr. & Mrs. Theodore J. Dupack, Jr.
1011 Foxcroft Lane
Baltimore, Maryland 21221

RE:
Case Number: 91-314-A
N/S Hazenwood Avenue, 48' W of c/l Wintergreen Road
6430 Hazenwood Avenue
14th Election District - 5th Councilmanic
Petitioner(s): Theodore J. Dupack, Jr., et ux
HEARING: MONDAY, MARCH 25, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTILL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 21, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-314-B
W/S Hazelwood Avenue, 48' W of c/I Wintergreen Road
6430 Hazelwood Avenue
14th Election District - 5th Councilmanic
Petitioner(s): Theodore J. Dupak, Jr., et ux
HEARING: MONDAY, MARCH 25, 1991 at 9:30 a.m.

Variance to allow a front yard setback of 27 feet and a rear yard setback of 17 feet in lieu of the minimum required 32.5 front yard average and 30 feet, respectively.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Theodore J. Dupak, Jr.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

March 18, 1991

Mr. & Mrs. Theodore J. Dupack, Jr.
1011 Foxcroft Lane
Baltimore, MD 21221

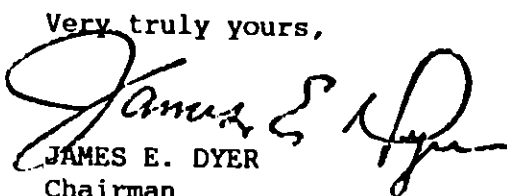
RE: Item No. 272, Case No. 91-314-A
Petitioner: Theodore J. Dupack, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Dupack:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.


IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

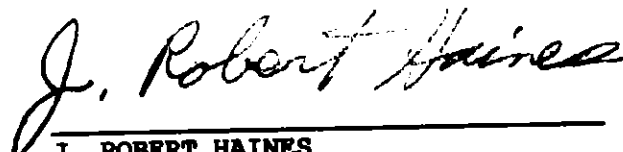
Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

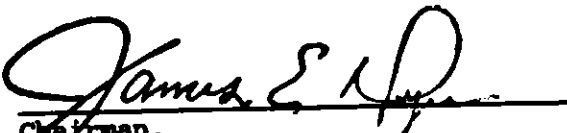
887-3353

Your petition has been received and accepted for filing this
23rd day of January, 1990.



J. ROBERT HAINES
ZONING COMMISSIONER

Received By:



Chairman,
Zoning Plans Advisory Committee

Petitioner: Theodore J. Dupack, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 20, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Theodore J. Dupack, Jr., Item No. 272

In reference to the applicant's requested variance, staff offers the following comment:

The proposed dwelling size appears to be excessive and inappropriate for the size and configuration of this lot. Additionally, the proposed development would be incompatible with the existing built environment.

Therefore, staff recommends that the petitioner scale down the size of the dwelling to ensure compatibility with the homes located within the immediate vicinity.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM272/ZAC1

received
2/21/91

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

February 19, 1991

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:


The Bureau of Traffic Engineering has no comments for
items number 266, 268, 270, 272 and 274.

Very truly yours,
Rahne J. Flanigan
for Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

received
3/7/91

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 18, 1991

J. Robert Heines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THEODORE J. DUPAK, JR.
Location: #6430 HAZELWOOD AVENUE
Item No.: 272 Zoning Agenda: JANUARY 22, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly* 1-22-91 Noted and Approved: *John J. ...*
Planning Group Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: January 23, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 23, 1991

The Development Engineering Division has reviewed the subject zoning items and we have no comments for Items 266, 270, and 274.

For Items 269, 275, 276 and 277, the previous County Review Group Comments are still applicable.

For Item 272, the driveway location shown would require the relocation of Pole #110031. Also, an extension of the public sanitary sewer in Ellinwood Road or Hazelwood Avenue may be required to serve this property.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Development Engineering Division

RWB:z

6513 Hazelwood Avenue
Baltimore, Maryland 21237
March 20, 1991

RECEIVED
MAR 21 1991
ZONING OFFICE

Zoning Commissioner
111 W. Chesapeake Avenue
Room 113
Towson, Maryland 21204

Attention: Mr. J. Robert Haines

Subject: Zoning appeal
Case # 91-314 A
Hearing date March 25, 1991 @ 9:30 A.M.

Dear Sir:

The subject case is posted on a property across the street from my house. The object of the hearing is to change current zoning laws by way of exception to this property.

I am away on business the date of this hearing, and can only voice my objection and that of our neighborhood by way of this letter.

I have lived at 6513 Hazelwood Ave. for 31 years. We have watched land willed to a church, for a church, become a shopping center. The owner who died and left her farm to the church with a no sale provision in the will thought a church would be built on her property, this church turned around and leased the land for 99 years to entrepreneurs who then built the Kenwood Shopping Center.

Now we are faced with another blight to our neighborhood. The present setback zoning requirement is a good one and should not be changed so a contractor can make more money. He is not adversely changing his neighborhood but ours. The reason the current setbacks were put in have not changed. To change the zoning would deface the appearance of our neighborhood and result in lower property values.

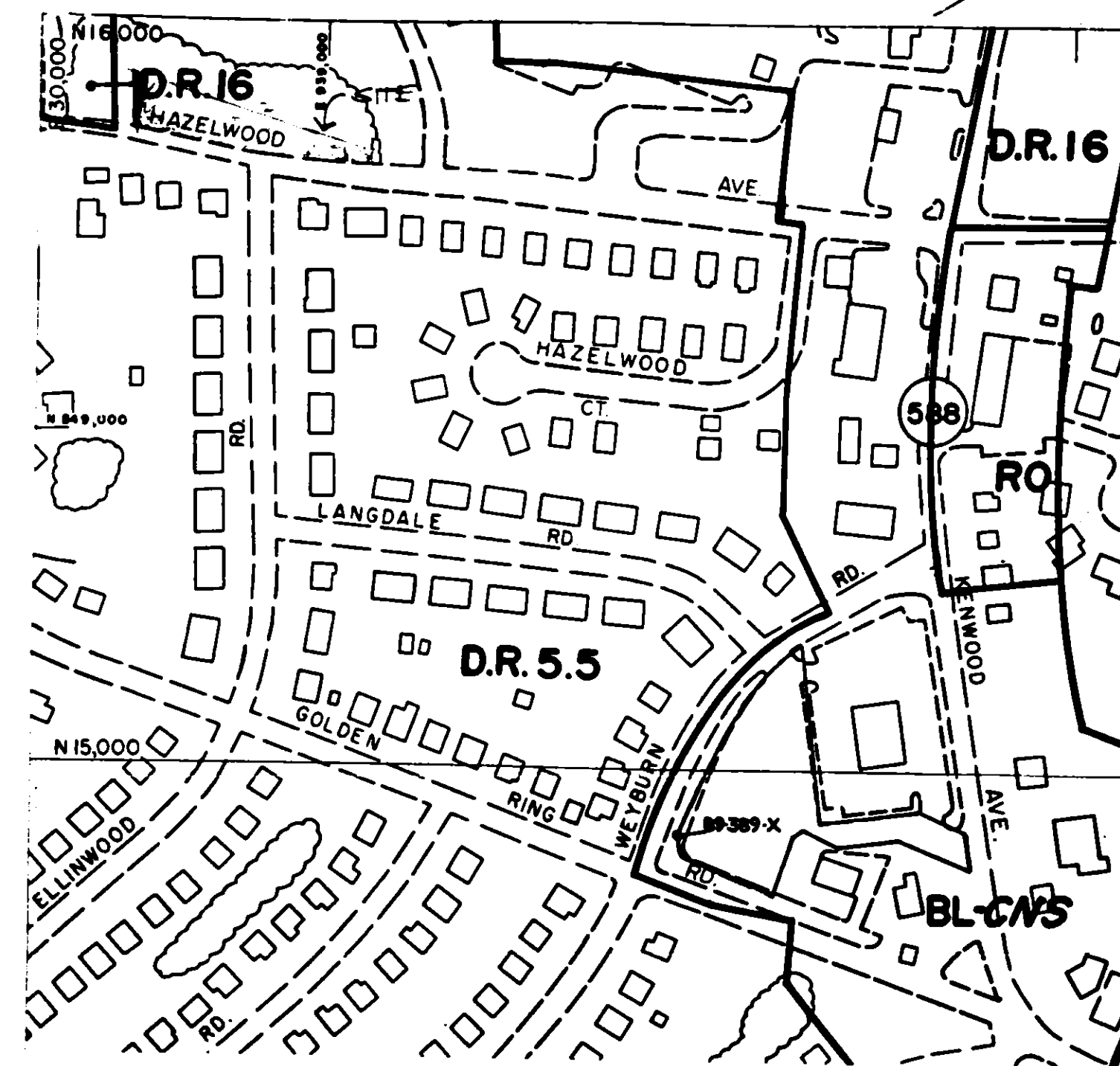
We respectfully request the present zoning law remain intact.

Sincerely,

Robert W. Nagle
Robert W. Nagle

ZONING MAP TO ACCOMPANY PETITION FOR ZONING
VARIANCE

#272



SCALE: 1" = 200'±

LOCATION: BALTIMORE, MARYLAND

SHEET: 4F N.E.

91-314-A

Petitioner's
Exhibits

Photographs
in Case
91-314-A

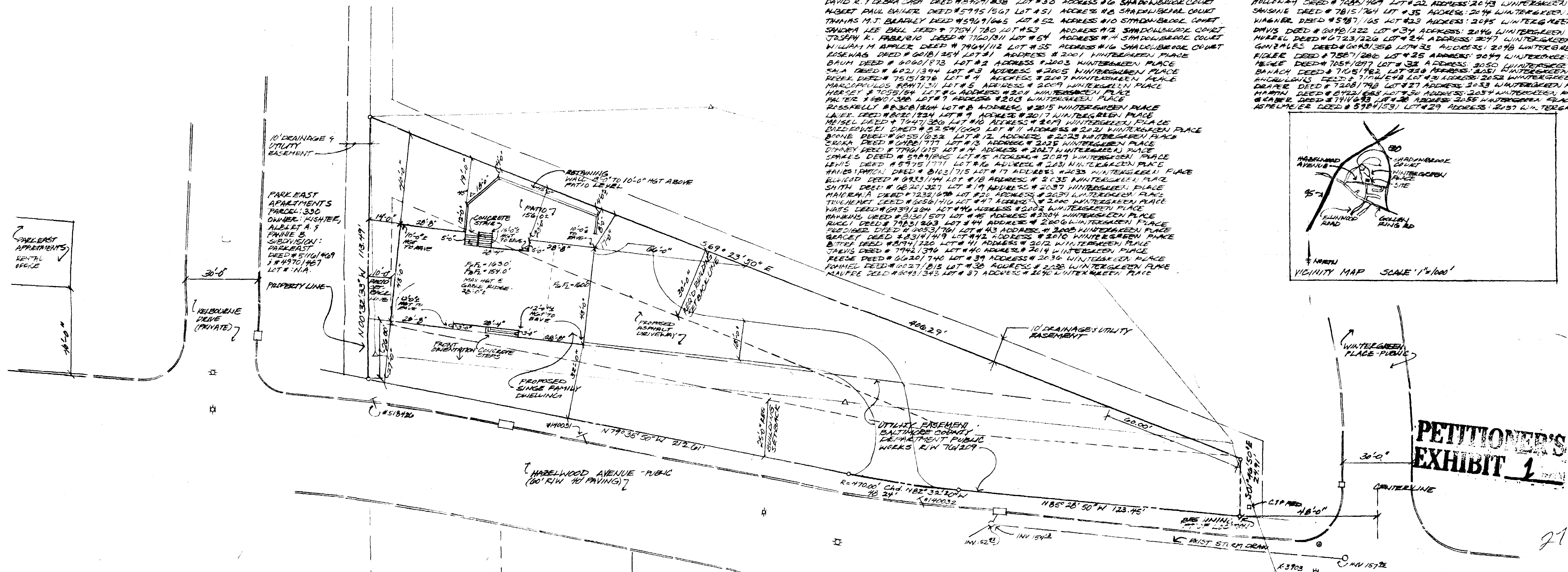
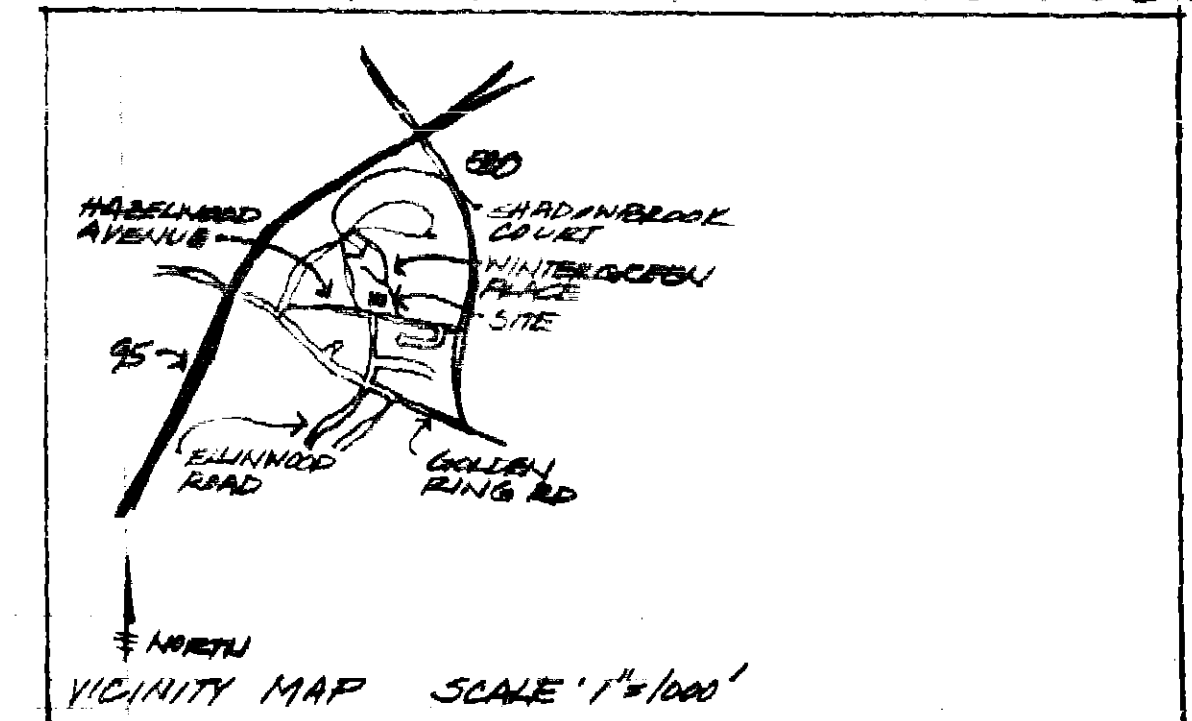


PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 6430 HAZELWOOD AVENUE BALTIMORE, MD 21237
SUBDIVISION NAME: KENWOOD SUBDIVISION
DEED: 19737 FOLIO # 243
OWNER: THEODORE J. DUPACK, JR. & GENEL M. DUPACK

NORTH

HAZELWOOD VILLAGE: SUBDIVISION: HAZELWOOD VILLAGE ADDRESS: #2 THRU #16 (GEN) SHADONBROOK COURT #2000 THRU #2057 WINTERGREEN PLACE
PARCEL #1: 402 OWNERS: DONALD B. & K. FRYE DEED # 2276/710 LOT #10 ADDRESS: #2 SHADONBROOK COURT
JOHN H. HOFFMAN, 3RD DEED # 6001/1705 LOT #49 ADDRESS: #4 SHADONBROOK COURT
DAVID R. J. DEBRA, 1ST DEED # 1847/1838 LOT #50 ADDRESS: #6 SHADONBROOK COURT
ROBERT PAUL BAYLOR DEED # 1845/1845 LOT #51 ADDRESS: #8 SHADONBROOK COURT
THOMAS M. J. BLADLEY DEED # 1846/1845 LOT #52 ADDRESS: #10 SHADONBROOK COURT
ANDREA LEE BELL DEED # 1751/780 LOT #53 ADDRESS: #12 SHADONBROOK COURT
JOSEPH K. FABRIZIO DEED # 1760/1811 LOT #54 ADDRESS: #14 SHADONBROOK COURT
WILLIAM M. APPLEBY DEED # 1764/1112 LOT #55 ADDRESS: #16 SHADONBROOK COURT
ROSEWAS DEED # 6018/1254 LOT #1 ADDRESS: #2001 WINTERGREEN PLACE
BAUM DEED # 6000/873 LOT #2 ADDRESS: #2003 WINTERGREEN PLACE
SALA DEED # 6211/1344 LOT #3 ADDRESS: #2005 WINTERGREEN PLACE
ROSELL DEED # 1515/1378 LOT #4 ADDRESS: #2007 WINTERGREEN PLACE
MARCOPOULOS, RANIT/31 LOT #5 ADDRESS: #2009 WINTERGREEN PLACE
HARVEY # 7055/154 LOT #6 ADDRESS: #2011 WINTERGREEN PLACE
FALTER # 1880/1380 LOT #7 ADDRESS: #2013 WINTERGREEN PLACE
ROSSKELLY # 8338/1204 LOT #8 ADDRESS: #2015 WINTERGREEN PLACE
LAWER DEED # 8332/1234 LOT #9 ADDRESS: #2017 WINTERGREEN PLACE
MISSEL DEED # 1047/1320 LOT #10 ADDRESS: #2019 WINTERGREEN PLACE
ELDERWISSE DEED # 8254/1040 LOT #11 ADDRESS: #2021 WINTERGREEN PLACE
BONE DEED # 6055/1032 LOT #12 ADDRESS: #2023 WINTERGREEN PLACE
CRUKA DEED # 6061/777 LOT #13 ADDRESS: #2025 WINTERGREEN PLACE
DUNNEN DEED # 1766/1115 LOT #14 ADDRESS: #2027 WINTERGREEN PLACE
CHAMLS DEED # 5710/1115 LOT #15 ADDRESS: #2029 WINTERGREEN PLACE
LEWIS DEED # 5715/1771 LOT #16 ADDRESS: #2031 WINTERGREEN PLACE
HARRINGTON DEED # 6103/715 LOT #17 ADDRESS: #2033 WINTERGREEN PLACE
BLUMBERG DEED # 6013/1114 LOT #18 ADDRESS: #2035 WINTERGREEN PLACE
SMITH DEED # 6014/1351 LOT #19 ADDRESS: #2037 WINTERGREEN PLACE
MAHER/A DEED # 1232/1000 LOT #20 ADDRESS: #2039 WINTERGREEN PLACE
TWEENEHET DEED # 6056/1110 LOT #21 ADDRESS: #2041 WINTERGREEN PLACE
WATS DEED # 6053/1701 LOT #22 ADDRESS: #2043 WINTERGREEN PLACE
GRACEY DEED # 6031/1114 LOT #23 ADDRESS: #2045 WINTERGREEN PLACE
RUCCI DEED # 1783/1203 LOT #24 ADDRESS: #2047 WINTERGREEN PLACE
FREDIGER DEED # 6053/1701 LOT #25 ADDRESS: #2049 WINTERGREEN PLACE
BARTHOLOMEW DEED # 6031/1114 LOT #26 ADDRESS: #2051 WINTERGREEN PLACE
BUTLER DEED # 6014/1351 LOT #27 ADDRESS: #2053 WINTERGREEN PLACE
JANIS DEED # 1742/1370 LOT #28 ADDRESS: #2055 WINTERGREEN PLACE
REESE DEED # 6020/1740 LOT #29 ADDRESS: #2057 WINTERGREEN PLACE
FARMER DEED # 6007/1818 LOT #30 ADDRESS: #2059 WINTERGREEN PLACE
MAUFEE DEED # 6045/1345 LOT #31 ADDRESS: #2061 WINTERGREEN PLACE



PETITIONER'S EXHIBIT 1

6423 HAZELWOOD AVE
SUBDIVISION: SHIRLEY
PARCELS 14-15
OWNER: LORD
DEED # 7425/801
LOT #14 BLK #1A

6425 HAZELWOOD AVE
SUBDIVISION: KENWOOD
PARCEL # 624
OWNER: WINTLAB
DEED # 6729/103
LOT #1 BLK #1

6427 HAZELWOOD AVE
SUBDIVISION: KENWOOD
PARCEL # 624
OWNER: OPAR
DEED # : NOT AVAILABLE
LOT #2 BLK #1

6429 HAZELWOOD AVE
SUBDIVISION: KENWOOD
PARCEL # 624
OWNER: HOPPE'S PARTNERS
DEED # 7514/185
LOT #3 BLK #1

6501 HAZELWOOD AVE
SUBDIVISION: KENWOOD
PARCEL # 624
OWNER: HOPPE'S PARTNERS
DEED # 7514/185
LOT #3 BLK #1

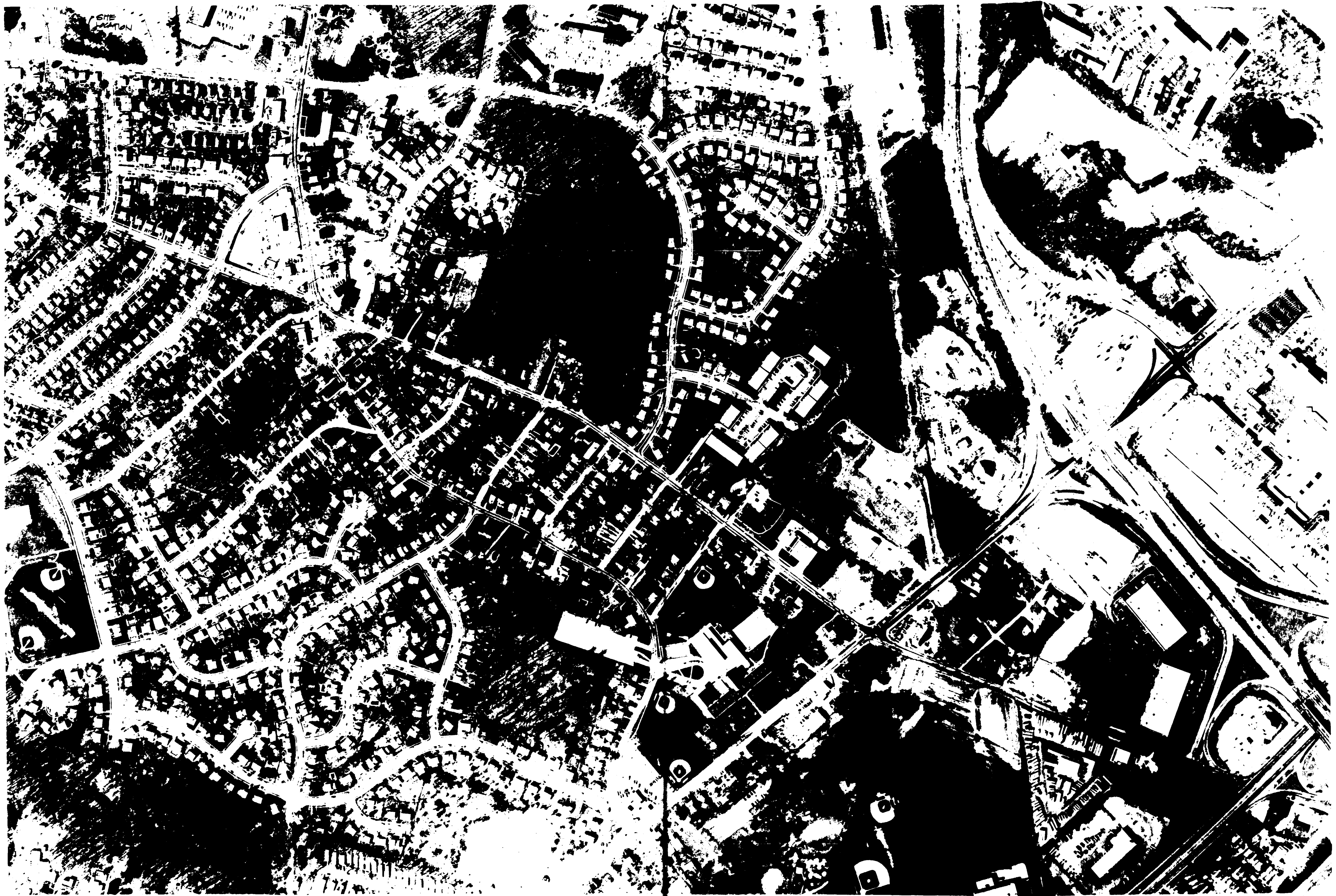
6503 HAZELWOOD AVE
SUBDIVISION: KENWOOD
PARCEL # 624
OWNER: SAND
DEED # 5522/339
LOT #2 BLK #1

6505 HAZELWOOD AVE
SUBDIVISION: KENWOOD
PARCEL # 624
OWNER: SIEGUT
DEED # 5194/580
LOT #1 BLK #1

LOCATION INFORMATION
COUNCILMANIC DISTRICT: 5
ELECTION DISTRICT: 14
1"=300' SCALE MAP # : NE 4F
ZONING: DR 5.5
LOT SIZE: .635 ACREAGE 27,791.20 SQ. FT.
SEWER: PUBLIC
WATER: PUBLIC
CHESAPEAKE OAK CRITICAL AREA: NO
PRIOR ZONING HEARINGS: NONE

DATE: JANUARY 1, 1990
PREPARED BY: JSR

91-314-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1972

LOCATION
ROSSVILLE
GOLDEN RING
AREA

SHEET

(N.E.
4-F)

#272
91-314-A